

expand to the point of displacement of homes thus creating a need for relocation, more new residential land will be needed.

A mobile home ordinance could alone create a large need, since such an ordinance would likely force many existing mobile homes out of flood plains and off of crowded lots. (It is estimated that this could presently create an additional land need of 100 acres.)

Zoning may designate some old residential areas as nonconforming thus making it more economical for residents to relocate (eventually). Other changes such as a movement from rural areas to urban areas might vacate some land thus creating a need for new residential land near Sylva and Cullowhee.

As a consequence of these and other unpredictable factors, it is safe to project residential land needs at an amount far higher than population projections alone indicate the need to be.

What kind of residential land is projected?

Jackson County currently has 7,366 dwelling units. Of this total 5,550 are single family and 1,370 of the single family total are mobile homes. Based on the 1970 Census of Housing, the 1974 projected total of seasonal homes is 627.¹ The 1970 Census of Housing also indicated that rural farm houses totaled 612 and that owner occupied units totaled 4,519.

We cannot assume that these statistics will project parallel with the population. For example farming is decreasing; hence rural farm houses will probably decrease, seasonal homes are increasing at a more rapid rate, and mobile homes and renter occupied structures will increase on a percentage basis with bad economic conditions or high mortgage interest rates.

As a consequence, the Land Development Plan is designed to accumulate more mobile homes by providing high density residential land near community facilities. It is also designed to provide land in rural resort areas to

¹Survey by Division of Community Services, April, 1974.